

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 2, 2013 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON

1) MINUTES:

- a) Minutes for Regular Meeting held on March 19, 2013.

2) SITE PLAN:

- a) Asian Valley, Lots 3A & 8A, Amended Subdivision; 2713 Nolana Avenue – Asian Valley Ventures I, LTD **(SPR2013-0006)** RGA

3) CONSENT:

- a) Napa Heights Subdivision; 611 Lindberg Avenue – Ramon Rodriguez **(Final)(SUB2013-0030)** SEA

4) SUBDIVISION PLATS:

- a) Vitruvian Plaza Subdivision; 5300 N. McColl Road – Gaok, LLC.**(Revised Preliminary)(SUB2013-0008)** PE
- b) Asian Valley, Lots 3A & 8A, Amended Subdivision; 2713 Nolana Avenue – Asian Valley Ventures I, LTD **(Preliminary/Final)(SUB2013-0029)** RGA

5) PUBLIC HEARING (to be conducted at 4:00 p.m.)

a) REZONINGS:

1. Rezone from R-3T (multifamily residential townhouse) District to R-3A (multifamily residential apartment) District: .75 acres out of Lot 9, Wayne Courts Subdivision Hidalgo County, Texas; 3512 North 6th Street. **(REZ2013-0009)**
2. Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: the east 77.7 feet of Lot 5 and the west 17 feet of Lot 7, Hollenbeck Subdivision, Hidalgo County, Texas; 824 Uvalde Avenue. **(REZ2013-0010)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: Lot 18, Janice Addition #1 Subdivision, and Lot 9, Janice Addition #2 Subdivision, Hidalgo County, Texas; 1107 Tamarack Avenue and 1102 Sycamore Avenue. **(REZ2013-0002) (TABLED:02/05/2013)(REMAINED TABLED 03/05/2013)(REMAINED TABLED 03/19/2013)**

b) CONDITIONAL USE PERMITS:

1. Request of Antonio Perez, Jr., for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 4,Block 5, Bryan Subdivision, Hidalgo County, Texas; 400 Beech Avenue. **(CUP2013-0059)**
2. Request of Thomas B. Whitehouse for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 26, Oak Tree Subdivision, Hidalgo County, Texas; 7601 North Ware Road. **(CUP2013-0052)**
3. Request of Erika E. Melendez for a Conditional Use Permit, for one year, for a dancehall at Lots 9-12, Block 48, North McAllen Subdivision, Hidalgo County, Texas; 1018 Beech Avenue. **(CUP2013-0057)**
4. Request of Beatriz Garcia for a Conditional Use Permit, for one year, for a Party Center at Lot all of Block 4, North Center Subdivision, Hidalgo County, Texas; 1700 North 10th Street, Suite K. **(CUP2013-0058)**
5. Request of Roberto Martinez on behalf of Veterans of Foreign Wars Post #2369, for a Conditional Use Permit, for one year, for an institutional use (veterans social club) at Lot 2, 21st Place Unit No. 2 Subdivision, Hidalgo County, Texas; 3720 North 21st Street. **(CUP2013-0049)(TABLED: 3/19/2013)**

6) DISCUSSION AND POSSIBLE ACTION:

7) INFORMATION ONLY:

- a) City Commission Actions March 25, 2013

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY OR FOR PARTICULAR ACTION AT A FUTURE DATE OR TIME.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday April 2, 2013

TIME: 3:30 p.m.

PLACE: McAllen Municipal Building
1300 Houston Avenue
Commissioners' Room - 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above agenda of Meeting of the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 28th day of March, 2013 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dated this the 28th of March, 2013

Susana de la Cerda, Administrative Secretary